Zoning Docket from March 18th, 2024 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|--------------------|--|-------------|---------------|---------------------|--------------------|-------------------------------------|
| CZ-2024-016 | Bobby Miller of Millertime, LLC for Millertime, LLC 21, 25, & 27 S. Charles Drive, Greenville, SC 29605 Portion of 0420000101501 S-1, Services District to R-MA, Multifamily Residential District | 25 | Approval | Approval 3/27/24 | Approval 4/1/24 | |
| Public Comments | Some of the general comments made by Speakers at the Public Hearing on March 18, 2024 were: Speakers For: 1. Applicant • Would like to rezone the portion of the subject parcel to be rezoned to match the rest of the parcel to be able to subdivide Speakers Against: None List of meetings with staff: N/A | | | | | Petition/Letter For: Against: |
| Staff Report | Below are the facts pertaining to this docket: The subject property consists of approximately 0.01 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is part of the <u>Conestee Area Plan</u>, where it is designated as <i>Service Sector and Village</i>. S. Charles Drive is a two-lane County-maintained local road. This portion of the parcel has no road frontage on S. Charles Drive. The parcel is approximately 0.13 miles southwest of the intersection of S. Charles Drive and Conestee Road. The property is not located along a bus route and there are no sidewalks along S. Charles Drive. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site. The applicant is proposing single-family residential. CONCLUSION and RECOMMENDATION: The subject portion of the parcel zoned S-1, Services District is located along S. Charles Drive, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to R-MA, Multifamily Residential District will not create an adverse impact on surrounding properties. Additionally, the requested zoning district is consistent with adjacent parcels to the North. | | | | | |
| | Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamil Residential District. | | | | | |